



Meeting Date: May 20, 2019

In Attendance: Maria Boyes, Kelly Kessler, Robert Wendel, Jennifer Jaruzelski, Carol Tener, Greg Blasi, Sheela George for Tom Jardim (Town Attorney)

Absent: Alison Dallenbach-Carey, Katie Spikes, Linda Habgood, Michael La Place, Katie Spikes and Joe Biren

The April 29, 2019 meeting minutes were reviewed and approved by the Commission.

New Business:

1. Continuation of public hearing on major application for 667 4th Avenue

- Maria updated the commission that the plans have been changed considerably based on the comments made at the April 22nd meeting and from the two informal meetings. The mass and scale have been reduced and a more modern take is being proposed for the design.

Presentation by Anastasia Harrison, Architect, AHD & Co.

- The previous overall design was large and boxy. The revised design is more of a modern farmhouse with different roof pitches to make the home appear smaller and less imposing.
- The change to the roof pitch and double gable mimics the gable on the Stillufsen's house and allows the eave heights to be brought down, which will bring the house lower to the ground from a street perspective.
- A flat roof area at the center of home was added, as well flat roofs for the garages, which will have a positive impact and reduce the volume of the pitched roofs.
- Additional windows were added, which creates a better proportion of glass.
- The volume has been reduced by 11% overall, and the eave lines have come down 3 feet. The largest single mass (structure) across the facade has been reduced in half.
- The front yard setback is required to be 40 feet, but the home goes back an additional 4 feet. The required easement off of South Chestnut Street is 50 feet, and the setback is an additional 20% at 60 feet to the covered patio, with another 35 feet to the two-story portion of the house, which is a total of 85 feet from the property line.
- The materials that will be used will be cedar plank siding, stucco, and stone. The windows will be aluminum clad in a dark color and there will be a standing seam metal roof.

Maria opened the discussion to the Commission for comments:

- There was concern about the length of the home. The covered patio could impact the view of 667 Fourth Ave. It was suggested the house be moved over 10 feet to the Brandt Court side to open the viewing corridor, or add a flat roof to the patio area/or remove the roof completely. Adding an arbor or pergola was also discussed as an option.
- It was discussed how the Commission would make a positive recommendation to the Planning Board regarding seeking a variance for moving the house to the left. The 10 feet was decided upon to offset the length of the covered patio which extends 13 feet, 8 inches from the rear of the house.

The meeting was opened to public comment:

- Heather Stillufsen (667 Fourth Avenue) spoke in favor of the design and stated the HPC should approve what is being proposed.



Commission Deliberation:

The Commission agreed the application complies with Section 8.E., F., G., and H of the ordinance. The proposed design is compatible with the historic home and the character of the neighborhood & its environment. Any adverse impact to the historic home's architectural character will be mitigated by this design. The new home will partially obstruct the public's view of the historic home from the street, but the new design opens the view up. The height, proportion, and the spacing of the home is visually compatible with the adjacent buildings. The building materials will be visually compatible with the predominant materials used in the buildings immediately adjacent. The proposed materials will include a standing seam, painted metal roof; the windows will aluminum clad, and the stone will be regularly shaped in a gray monotone. The gutters will be half-round, the stucco will be a neutral color, and the siding will be a natural wood planking system in a beachwood or driftwood color.

A motion was made by Maria Boyes to approve with the condition the house be shifted 10 feet towards Brand Court or the roof on the porch/patio be a flat roof. The plan is subject to review of the Planning Board Site Plan Review Subcommittee. The motion was seconded by Robert Wendel and unanimously approved with above condition.

Meeting adjourned: 9:20 pm

Meeting minutes recorded by Linda Jacus